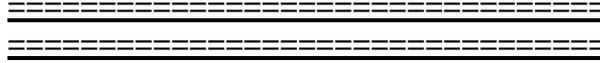


**MARLBORO TOWNSHIP PLANNING BOARD**  
**JULY 6, 2016**



**THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN MARK BARENBURG AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30P.M.**

**MR. BARENBURG READ THE MEETING NOTICE, ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO AND FILED IN THE TOWNSHIP CLERK'S OFFICE.**

**ROLL CALL**

**PRESENT ... MR. CHERBINI, MR. GUPTA, MR. MESSINGER,  
MR. PARGAMENT, MR. BARENBURG, COUNCILWOMAN  
MAZZOLA, MAYOR HORNIK**

**ABSENT... MR. BETOFF, MR. SLOPOLSKY, MR. ZUCKERMAN,  
MR. GAGLIANO**

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. HERBERT**

**SALUTE THE FLAG**

A motion to approve/amend the minutes of June 1, 2016 was offered by Councilwoman Mazzola, seconded by Mr. Pargament. In favor: Mr. Cherbini, Mr. Messinger, Mr. Pargament, Mr. Barenburg, Councilwoman Mazzola.

**CITIZENS VOICE**

No one from the public spoke

**P.B. 1093-13 NET COST MARKET – MEMORIALIZATION OF RESOLUTION  
PURSUANT TO THE COURT'S JUNE 7, 2016 DECISION**

A motion in the affirmative was offered by Mr. Gupta, seconded by Mr. Pargament. In favor: Mr. Gupta, Mr. Messinger, Mr. Pargament, Mr. Barenburg.

**P.B. 1134-16 CAMELOT 2 @ MARLBORO, LLC – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL**

A motion in the affirmative was offered by Mr. Cherbini, seconded by Councilwoman Mazzola. In favor: Mr. Cherbini, Mr. Messinger, Mr. Pargament, Mr. Barenburg, Councilwoman Mazzola.

**P.B. 1136-16 RIVER BIRCH, LLC – MEMORIALIZATION OF RESOLUTION GRANTING MINOR SITE PLAN APPROVAL**

Carried to the meeting of August 3, 2016

**P.B. 1108-14 CAPTIVA HOLDINGS, LLC – MEMORIALIZATION OF RESOLUTION GRANTING FINAL MAJOR SUBDIVISION APPROVAL**

A motion in the affirmative was offered by Mr. Pargament, seconded by Mr. Cherbini. In favor: Mr. Cherbini, Mr. Gupta, Mr. Pargament, Mr. Barenburg, Councilwoman Mazzola.

**P.B. 1139-16 SAM VERA RESTAURANT – PUBLIC HEARING – MINOR SITE PLAN**

Mr. Herbert, Esq. noted that the affidavit of publication and notice to adjoining property owners have been reviewed and are in order, therefore, the Board has the jurisdiction to hear this matter.

Dante Alfieri, Esq. represented the applicant. The 0.9 acre site contains 120 feet of frontage along Route 520 abutting the Osprey Court right-of-way to the east within the C-2 zone, block 207 Lot 21. Currently the property contains a restaurant, consisting of a 2 story building with associated walks, and a paved parking area for 64 vehicles to the rear of the building.

Robert Kee, P.E. testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-1 Colored pictures of the site dated July 6, 2016
- A-2 Architectural rendering of the deck dated April 16, 2016
- A-3 Site plan dated March 13, 2016

Mr. Kee stated that the applicant is proposing to construct a 480 s.f. (16' x 30') covered deck along the west side of the existing restaurant. The deck will be used as an area for people to smoke and there will be no additional dining seats in this area. A permanent roof made of metal is being proposed, but the deck area will not be enclosed. There will only be one tree removed and new trees will be planted in its place. No additional site improvements are proposed with this application.

Ms. Neumann, P.E., P.P. reviewed her report with the Board and answered questions.

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr. Cherbini, seconded by Mr. Pargament. In favor: Mr. Cherbini, Mr. Gupta, Mr. Messinger, Mr. Pargament, Mr. Barenburg, Councilwoman Mazzola, Mayor Hornik.

**P.B. 1141-16 REVIEW & RECOMMENDATION – FIREHOUSE SIGN**

Ms. Neumann, P.E.,P.P. discussed this application with the Board. She stated that Dean Staknys, P.E.Assistant Township Engineer reviewed this application.

The firehouse is located at 5 North Main Street, within the C-1 zone,Block 223 Lots 4 & 5. They are proposing to install a 5' x 8' electronic sign in the same location as the existing sign. The applicant will be responsible for the securing of all necessary construction permits,

The Board has no specific concerns with this application.

A motion to adjourn was offered by Councilwoman Mazzola, seconded by Mr. Pargament. One vote was cast.

Respectfully submitted

Donna Pignatelli